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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

October 1, 2025

Director
Licensing Issuance Division
NY State Liquor Authority 163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on September 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Simo Pizza Hudson Square LLC 350 Hudson St, Unit 105 10014 (TW–Tavern) (*previously unlicensed*)

- i. Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a Tavern Wine License to operate a family friendly pizza restaurant located on the ground floor of a nine (9)-story commercial building (c. 1930) on Hudson Street between King and Charlton Streets (Block #580 / Lot #39) located in the Special Hudson Square District; and
- ii. Whereas**, the premises, is roughly 2,024 sq. ft. with approximately 2,024 sq. ft. on the ground floor connected by an interior staircase to an approximately 600 sq. ft. basement, the basement being used for storage purposes with no patron use; there will be 11 tables with 26 seats and one (1) bar with no seats for a total patron occupancy of 26 persons and a maximum legal occupancy of 74; there is one (1) entryway which will serve as patron ingress and egress and one (1) patron bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. Whereas**, the Applicant's proposed hours of operation will be Sundays through Saturdays from 11 AM to 10 PM, music will be background only from iPods/CDs/streaming services only; there will be no TVs, no promoted events, no live music or scheduled performances, no cover fees, no private parties and no security/door men; there will be no sidewalk café or roadbed seating; and
- iv. Whereas**, the premises to be licensed has never previously been licensed for the service of alcohol and was last occupied by Hale & Hearty, a restaurant specializing in soups, from 2012–2022, the premises having been vacant since that time; and

v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Tavern Wine License, with those stipulations as follows:

1. Will be advertised and operated as a pizzeria serving pizza and salads with less than a full kitchen but with the full menu items available until closing every night.
2. The hours of operation will be from 11 AM to 10 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
15. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.

vi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **28 active licensed premises** within 750 feet of the proposed premises to be licensed according to LAMP, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a Tavern Wine License for **Simo Pizza Hudson Square LLC 350 Hudson St, Unit 105 10014**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

Vote: Unanimous, 33 Board Members in favor.

We respectfully request that your agency take action consistent with the positions expressed in the above.

Sincerely,



Donna Raftery, Chair
SLA Licensing 1 and 2 Committees
Community Board #2, Manhattan



Valerie De La Rosa, Chair
Community Board #2, Manhattan

VDLR/em

cc: Hon. Daniel Goldman, Congressman
Hon. Brad Hoylman-Sigal, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly
Hon. Grace Lee, State Assembly Member
Hon. Brad Lander, NYC Comptroller
Hon. Michael Levine, Man. Borough President
Hon. Erik Bottcher, NYC Council Speaker
Hon. Christopher Marte, NYC Council Member
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority



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Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Friday, September 12, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Simone Falco as a qualified representative of Simo Pizza Hudson Square dba Simo Pizza located at 350 Hudson Street, Unit 105, New York, NY 10014 agree to the following stipulations:

Application Type: [] OP Restaurant/Tavern [] RW [x] TW [] Alteration [] Other:

[x] Premise will be advertised and operated as a pizzeria also serving salads

[x] Hours of operation:

Sunday: 11 AM to 10 PM Thursday: 11 AM to 10 PM
Monday: 11 AM to 10 PM Friday: 11 AM to 10 PM
Tuesday: 11 AM to 10 PM Saturday: 11 AM to 10 PM
Wednesday: 11 AM to 10 PM

(Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)

- [x] Will operate with less than a full service kitchen but will serve the full food menu during all hours of operation.
[x] Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
[x] Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk cafe and/or roadbed seating.
[x] Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
[x] Will not have televisions.
[x] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[x] Will not have patron occupancy/service to any portion of the basement of licensed premises.
[x] Will not install or have French doors, operable windows or open facades.
[x] Will not make changes to the existing facade except to change signage or awning.
[x] Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
[x] Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
[x] There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
Will not have: [x] Dancing [x] DJs [x] Live Music [x] Promoted Events [x] Any event where cover fee is charged
[x] Scheduled Performances [x] Velvet ropes or metal barricades [x] Security Personnel/Doorman.
[x] Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
[x] Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: SIMONE FALCO Phone Number: 917-767-5494

Signed [Signature] Print Name SIMONE FALCO Dated 9-11-2025
Sworn to this 11th day of September 2025 [Signature] Notary Public

LISA A. PETRELLO Notary Public, State of New York No. 01PE5019641

Qualified In Westchester County Commission Expires: Oct. 25 2025

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license